



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR SEPTEMBER 1, 2010

CITY of
BALTIMORE
MEMO



TO Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE:

September 10, 2010

In attendance were:

- Eric Tiso, Anthony Cataldo, Melvin Hicks and Martin French for the Department of Planning;
- Chief John Carr for the Fire Department;
- John Igwe and Milan Rai for HCD Plans Examining;
- John Thumbi and Scott Adams for the Department of Transportation; and
- Stanford Leach for the Parking Authority.

Agenda

1. 36 West Biddle Street – 10-Story Apartment Building (Student Housing)

36 West Biddle Street – 10-Story Apartment Building (Student Housing)

Zoning: B-4-2

Plans Date: 27 Aug 2010

Block/Lot: Block 0483, Lots 9/11, 3/8, and 47/51

Urban Renewal: None

Environmental: Baltimore City Green Building Standards

Historic: Mt. Vernon Local Historic District

Total Site Area: ±15,831 sqft

Gross Square Footage: Not Listed

In addition to Committee Members and Planning staff, in attendance was:

- S. Charai, SGA;
- Bob Rosenfelt, Colbert Rosenfelt Matz;
- Carla Ryon, Colbert Rosenfelt Matz;
- Donnie Grass, Potomac Holdings; and
- Scott Shinskie, Potomac Holdings.

Project Summary:

This site is located on the north side of West Biddle Street, between the intersection of Maryland Avenue and Morton Street. The proposal is to construct a ten-story apartment building for residential use, principally for area university students. While the largest customer base is expected to come from the University of Baltimore, this project is conducted by a separate entity, and will accept other tenants.

Comments & Issues:

- Plans/Permits:
 - This building will need to comply with the high-rise building construction requirements. One of the sets of stairs should discharge directly to the outside. It may be required to reinforce one of the corridors to provide adequate time protection/separation for horizontal egress. Please be sure that there is a suitable sized location for the discharged people to go. It appears that they may now be aimed into a narrow street, which is not safe.
 - For the first-floor commercial use, since the specific use of that space is not yet determined, please note that the occupant load for the future use may dictate that the doors will need to swing outwards (towards egress direction).
 - All of these properties will need to be consolidated.
- Environmental/Landscaping:
 - Nine street planting panels are shown at four feet by ten feet, with six to nine feet of the sidewalk remaining on the West Biddle street side. Staff would prefer the panel to be five feet in width, but this would result in an overly narrow sidewalk remaining. On Maryland Avenue, the sidewalk is wider, but after providing space for a bike rack, it would force one of the panels to be smaller than the others, presenting an odd appearance.

- Due to the size of this site, the building will have to comply with the requirements of the Baltimore City Green Building Standards (BCGBS). The project anticipates a green roof as part of its design.
- Parking/Traffic:
 - Three bike racks will be provided for this building.
 - Four parking spaces are provided off of the rear driveway, two of which are handicapped accessible. These spaces will most likely be used on a temporary basis for residents' loading and unloading. Additional parking will be provided on a contract basis in the University of Baltimore garage operated by PMI diagonally across the street. The garage is presently very underused, and so adequate space will be available for any residents that want a parking space, for a monthly fee.
 - Trash pick-up will be in the rear of the building from the access driveway. Roll-out dumpsters will be used.
- CHAP Review:
 - This project is scheduled for review by CHAP on October 12, 2010.
- Accessibility:
 - The building has grade-level access from the main entrance on West Biddle Street, and will also have an accessible entrance off of the rear driveway, close to the handicapped parking spaces.
 - The building is expected to have a total of 114 units, of which 66 will be ADA compliant, and the balance will be easily convertible for compliance, should that ever be necessary.

Next Steps:

- Plans are approved as submitted, dated September 1, 2010. Continue with permit process.
- Contact CHAP staff to inquire about permit process requirements.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**